

Key: 2144

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.293

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
LEONARD JOSEPH P JR & YOUNG M & O'CONNOR THOMAS C & ANN M TRSTEES 22 CHURCHILL AVENUE BROCKTON, MA 02401		37-14-0	376 PAINES CREEK ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
LEONARD JOSEPH P JR & YOU		10/01/2018	J	1 31568-322		
LEONARD JOSEPH P JR & YOU		03/07/1994	A	100 9081-222		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
24-517	06/11/2024	7	ALTERATIONS	2,000			0 0
378	05/26/2015	7	ALTERATIONS	6,500	05/05/2016	WFF	100 100
358	05/21/2012	7	ALTERATIONS	4,600	01/28/2013	MR	100 100
262	06/29/2009	7	ALTERATIONS	2,800	04/08/2010	JH	100 100
907	12/28/2006	7	ALTERATIONS	600	07/10/2007	JH	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	27,800 1	1.00	A	1.00	A	1.00	416,480	1.71	A	1.00	R09 1.90	454,670

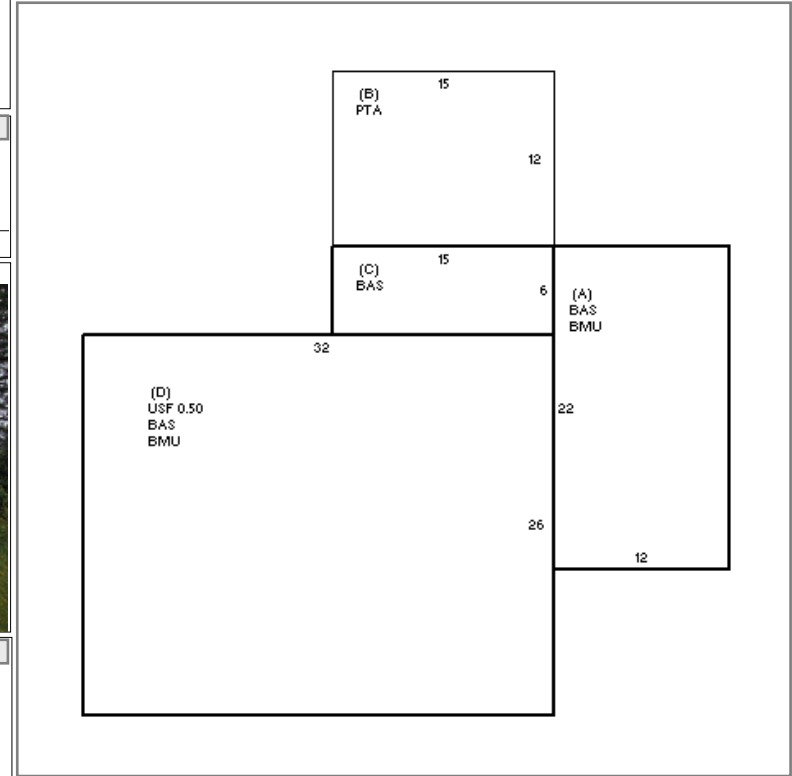
TOTAL	27,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE				LAND	454,700	429,000
St Ind	AVERAGE		BUILDING	318,700	305,200			
Infl	AVERAGE		DETACHED	3,800	3,700			
			OTHER	0	0			
						TOTAL	777,200	737,900

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	10X18		180	41.79	3,800



PHOTO	05/05/2016
BLDG COMMENTS	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2007	JH
MODEL	1		RESIDENTIAL	LIST	7/10/2007	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	4/12/2010	SEJ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	1,602	DETAIL ADJ	1.000
\$NLA(RCN)	\$293	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$3,978
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,096		57.59	63,121
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,096	1964	258.97	283,834
ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	180		15.41	2,773
ROOF COVER	1	ASPH/CMP SH	1.00	C	BAS	L	BASE AREA	90	1996	258.98	23,308
FLOOR COVER	2	SOFTWOOD	1.00	D	USF	L	UPPER STORY FIN	416	1964	189.44	78,806
INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354
HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	468,638
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1969 / 54
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$318,700